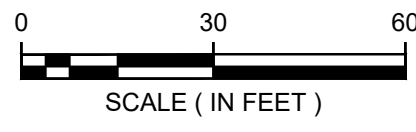


CERTIFICATE OF SURVEY

LOTS 22, 23 AND 24, WASHBURN PINES
SECTION 4, TOWNSHIP 139, RANGE 26,
CASS COUNTY, MINNESOTA



SCALE (IN FEET)
ORIENTATION OF THIS BEARING SYSTEM
IS BASED ON CASS COUNTY COORDINATE
DATABASE NAD 83
ELEVATIONS BASED ON NGVD29

- DENOTES FOUND IRON MONUMENT
- DENOTES 1/2 INCH DIAMETER BY 18 INCH
LONG IRON PIPE MONUMENT SET AND
MARKED RLS # 41643

- DENOTES PATIO BLOCK
- DENOTES DECK
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES WELL
- DENOTES SEWER LIFT STATION
- DENOTES SEWER CLEANOUT
- DENOTES POWER POLE
- DENOTES OVERHEAD ELECTRIC
- DENOTES BUILDING SETBACK LINE

SURVEYOR'S NOTES:

THE ADDRESSES FOR THE SUBJECT PROPERTY ARE 5689 AND 5693 FEHR'S DR NE, REMER, MINNESOTA.

THE PARCEL NUMBERS FOR THE SUBJECT PROPERTIES ARE 12-349-0220 AND 12-349-0230.

WASHBURN LAKE IS CLASSIFIED AS A GENERAL DEVELOPMENT LAKE.

ACCORDING TO THE CASS COUNTY ON-LINE PARCEL MAPPING APPLICATION, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE SHORELAND ZONING DISTRICT.

SETBACKS FOR THE SHORELAND ZONING DISTRICT ACCORDING TO THE CASS COUNTY LAND USE ORDINANCE ARE AS FOLLOWS:
GENERAL DEVELOPMENT LAKE = 75 FEET PROPERTY LINE = 10 FEET
TOWNSHIP AND PUBLIC ROAD ROW = 20 FEET

SETBACKS FOR THE SUBJECT PROPERTY ARE ONLY SHOWN SOUTH OF FEHR'S DRIVE NE.

FOR THE PURPOSES OF THIS SURVEY A WETLAND DELINEATION WAS NEITHER REQUESTED NOR PERFORMED.

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE EXISTING CONDITIONS SHOWN ON THIS SURVEY ARE TAKEN FROM THE 2018 SURVEY OF THE SUBJECT PROPERTY PERFORMED BY WIDSETH SMITH NOLTING.

ACCORDING TO THE CASS COUNTY LAND USE ORDINANCE REQUIREMENTS, THERE ARE NO BLUFFS ON SUBJECT PROPERTY.

THE PURPOSES OF THIS SURVEY WAS TO PERFORM A BOUNDARY LINE ADJUSTMENT OF THE COMMON BOUNDARY LINE BETWEEN LOTS 22 AND 23 OF WASHBURN PINES.

PROPERTY AREAS:

TOTAL AREA OF LOT 22 IS 34,670± SQ.FT.

TOTAL AREA OF LOTS 23 AND 24 IS 77,075± SQ.FT.

TOTAL AREA PROPOSED TO BE CONVEYED FROM LOT 23 TO LOT 22 IS 575 SQ. FT.

LEGAL DESCRIPTION ACCORDING TO DOCUMENT NO. 627732

Lot 22, Plat of Washburn Pines, according to the plat thereof on file and of record in the Office of the County Recorder, Cass County, Minnesota.

Excepting a strip of land 33 feet wide for public road across said property not closer than 300 feet from the shore of Washburn Lake.

LEGAL DESCRIPTION ACCORDING TO DOCUMENT NO. 432997

Lots 23 and 24, Washburn Pines, according to the plat thereof on file and of record in the Office of the County Recorder, Cass County, Minnesota.

EASEMENT DESCRIPTION ACCORDING TO DOCUMENT NO. 642581

That part of Lot 22, WASHBURN PINES, according to the recorded plat thereof on file and of record in the Office of the County Recorder, Cass County, Minnesota, described as follows: Commencing at the northwest corner of said Lot 22; thence South 05 degrees 25 minutes 27 seconds West, bearing based on the Cass County Coordinate Database NAD 83, 277.76 feet along the west line of said Lot 22 to the point of beginning of the easement to be described; thence continuing South 05 degrees 25 minutes 27 seconds West 167.68 feet along said west line of Lot 22; thence North 16 degrees 26 minutes 50 seconds East 154.52 feet to the line that bears South 56 degrees 07 minutes 47 seconds East from the point of beginning; thence North 56 degrees 07 minutes 47 seconds West 33.60 feet to the point of beginning.

PROPOSED LEGAL DESCRIPTION: LOT 22

Lot 22, Plat of Washburn Pines, according to the plat thereof on file and of record in the Office of the County Recorder, Cass County, Minnesota.

Excepting a strip of land 33 feet wide for public road across said property not closer than 300 feet from the shore of Washburn Lake.

AND

That part of Lot 23, WASHBURN PINES, according to the plat thereof on file and of record in the Office of the County Recorder, Cass County, Minnesota, described as follows: Commencing at the northwest corner of said Lot 23; thence South 05 degrees 13 minutes 23 seconds West, bearing based on the Cass County Coordinate Database NAD83, 496.99 feet along the west line of said Lot 23 to the point of beginning of the tract being described; thence continuing South 05 degrees 13 minutes 23 seconds West 49.16 feet along said west line of Lot 23; thence North 41 degrees 21 minutes 37 seconds East 39.70 feet; thence North 48 degrees 38 minutes 23 seconds West 28.99 feet to the point of beginning.

Subject to easements, reservations or restrictions of record, if any.

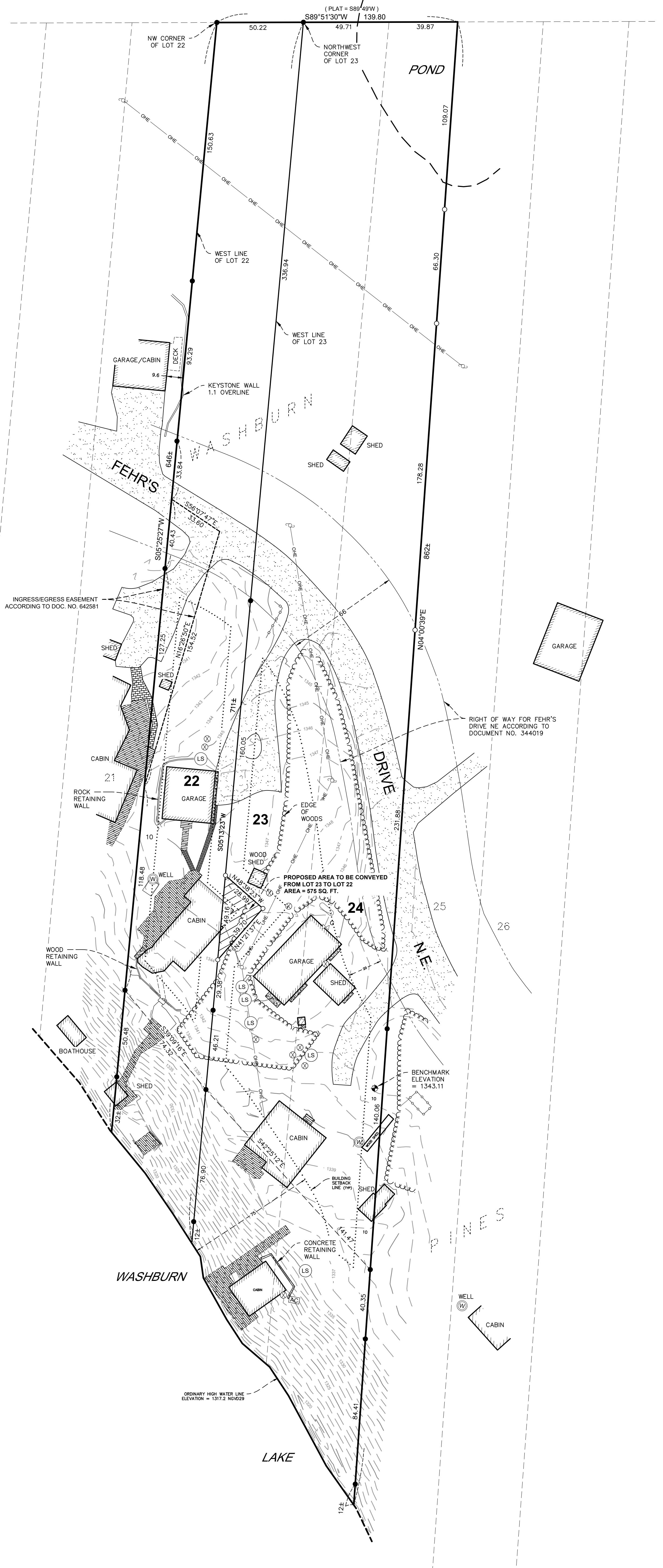
PROPOSED LEGAL DESCRIPTION: LOT 23 AND 24

Lots 23 and 24, Washburn Pines, according to the plat thereof on file and of record in the Office of the County Recorder, Cass County, Minnesota.

EXCEPT

That part of Lot 23, WASHBURN PINES, according to the plat thereof on file and of record in the Office of the County Recorder, Cass County, Minnesota, described as follows: Commencing at the northwest corner of said Lot 23; thence South 05 degrees 13 minutes 23 seconds West, bearing based on the Cass County Coordinate Database NAD83, 496.99 feet along the west line of said Lot 23 to the point of beginning of the tract being described; thence continuing South 05 degrees 13 minutes 23 seconds West 49.16 feet along said west line of Lot 23; thence North 41 degrees 21 minutes 37 seconds East 39.70 feet; thence North 48 degrees 38 minutes 23 seconds West 28.99 feet to the point of beginning.

Subject to easements, reservations or restrictions of record, if any.



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DATE:	06-26-18	DATE:		AMENDMENTS	BY:	PREPARED FOR:	JAMES EISLER
SCALE:	AS SHOWN	10/16/2024		AMENDED SURVEY TO ADJUST THE BOUNDARY LINE BETWEEN LOTS 22 AND 23.	TJP	I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
DRAWN BY:	CMN						
CHECKED BY:	CMC						
FILE NUMBER:	2024-11813				CHAD M. CONNER	DATE: 10/16/2024	LIC. NO. 41643

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS